

**36 Lynette Avenue, Warrandyte, Vic 3113**



**Sold House**

Wednesday, 20 September 2023

36 Lynette Avenue, Warrandyte, Vic 3113

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1094 m2**

**Type: House**



Mary Tynan  
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**\$1,180,000**

Take the time to explore this exceptional 1,094sqm (approx.) property that is perfect for family living. Set in the Anderson Creek Primary School and Warrandyte High School zone near endless parkland, bus transport, and The Pines Shopping Centre, this home offers a semi-rural feel while central to amenities. On the lower ground floor, homeowners and hobbyists will appreciate the oversize double garage and generous storeroom. On the upper level, the floorplan was clearly formatted with family in mind. The bedroom wing of this classic home features 4 generous bedrooms, including the main bedroom with ensuite and walk-in robe. The family bathroom features a spa tub, the guest powder room adds practicality, ducted heating and cooling ensures seasonal comfort, and the laundry conveniently leads directly outdoors. The living zone is also smartly configured and saturated natural light. The lounge with curved open wood fire leads into the open plan living zone. Comprising the family room with timber floors, meals area with wood fire, and original kitchen with gas cooktop and slate flooring, this is a welcoming space that could incorporate contemporary updates with ease. With one step you are outdoors under the covered alfresco or out enjoying the terraced rear garden. This wonderful Warrandyte home with immense potential will offer abundant comfort for years to come. Treat yourself to a tour today.